

The Planning Commission for the City of Junction City met on Wednesday, September 17, 2014 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Chair, Jason Thiesfeld, Commissioners, Sandra Dunn (Vice-Chair), James Hukill, Jeff Haag, Robert Solberg, Ken Wells and Jack Sumner; Alternate, Stuart Holderby; City Planner, Jordan Cogburn and; City Administrator, Melissa Bowers;
ABSENT: None

I. OPEN MEETING AND REVIEW AGENDA

Chair Thiesfeld opened the meeting at 7:05 pm and led the Pledge of Allegiance. He then reviewed the agenda.

II. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)

There were none.

III. PLANNING COMMISSION TERM EXPIRATIONS AND VACANCIES

There were three (3) Planning Commission seats due to expire in October 2014 and one (1) vacancy for a Planning Commission Alternate. Six (6) applications were received. This included applications from Commissioners Dunn, Hukill and Sumner whose seats were due to expire in October.

Two Alternate vacancies had existed. They were posted on May 31, 2014 with an application deadline of July 21, 2014. Mr. Stuart Holderby was appointed by the Mayor with Council approval to fill one of the Alternate vacancies at the August 26, 2014 City Council meeting.

The applications before the Commission were all received before the September 9, 2014 deadline.

Motion: Commissioner Hukill made a motion to recommend to the City Council the appointment of Sandra Dunn to the Junction City Planning Commission as a regular member. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Sumner, Haag, Solberg, Wells and Hukill voted in favor.

Motion: Commissioner Haag made a motion to recommend to the City Council the appointment of James Hukill to the Junction City Planning Commission as a regular member. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Haag, Solberg, and Wells voted in favor.

Motion: Commissioner Solberg made a motion to recommend to the City Council the appointment of Jack Sumner to the Junction City Planning Commission as a regular member. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Solberg, and Wells voted in favor.

Motion: Commissioner Sumner made a motion to recommend to the Mayor appointment of Cheryl Glasser to the Junction City Planning Commission as an Alternate member. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 5:2:0. Chair Thiesfeld, Commissioners, Haag, Sumner, Solberg, and Wells voted in favor. Commissioners Dunn and Hukill voted against.

IV. ZONING INCONSISTENCIES

At the August Planning Commission meeting, the Commission directed Staff to research a zoning inconsistency on the property at 1701 Juniper Street. On the City's Plan Designation map, the designation of the subject property was shown as High Density Residential (HDR). The corresponding zoning for an HDR designation was R4 (Multi-Structural Residential). The existing use of the property was as a mini-storage facility. Mini-Storage facilities were not a permitted or conditional use in the R4. The property owner was contacted and verbally confirmed his interest in moving forward with a resolution to the zoning inconsistency.

Staff offered two (2) possible routes to resolve the zoning inconsistency at 1701 Juniper Street.

1. Add mini-storage facilities to the list of Conditional Uses in R4 districts. The process for this would be a zoning text amendment.
2. Rezone the property to General Commercial (GC). Mini-storage facilities were an existing Conditional Use in GC zones.

Commissioner Haag commented if mini-storage was added as a Conditional Use in R4, any property in the R4 could open a mini-storage facility. He did not feel that would be a good fit in some of the other areas in town that were also designated as HDR. He asked what was involved to rezone the property (1701 Juniper Street).

A zoning code amendment in 2003 removed mini-storage facilities from the list of Conditional Uses in the R4. At that point, the mini-storage facility at 1701 Juniper Street became a non-conforming use.

Chair Thiesfeld asked what was involved in the zone change for the property.

Planner Cogburn answered on the City's Plan Designation map the property was shown as High Density Residential. This meant the zoning had to be a residential zoning. In order to rezone the property to a commercial zoning, a Comprehensive Plan amendment was necessary to change the Plan Designation from HDR to Commercial. A Commercial Plan Designation would allow for a zoning of General Commercial. The Oregon Department of Land Conservation and Development would have to be notified. The timeline for a rezone could be significant.

Commissioner Haag suggested to Planner Cogburn that he contact the property owner for his opinion.

Mr. Robert W. Nelson, the property owner's representative was in the audience and stated the property owners would like the property to be rezoned to General Commercial. He thanked the Commission for their consideration.

Motion: Commissioner Haag made a motion to direct staff to begin the process of rezoning the subject property to a zoning of General Commercial in compliance with City standards. Commissioner Solberg seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Solberg, Sumner and Wells voted in favor.

V. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report with the Commission.

The Commission held a discussion regarding the possibility of revisiting the local wetland inventory.

Commissioner Haag commented due to potential costs, the City Council should be consulted before looking further into the wetlands issue.

VI. COMMISSIONER COMMENTS

Commissioners Sumner and Dunn thanked staff for their hard work and complimented Planner Cogburn for his work.

VIII. ADJOURNMENT

Motion: Commissioner Dunn made a motion to adjourn the meeting. Commissioner Solberg seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Sumner, Haag, Solberg, Wells and Hukill voted in favor.

The meeting adjourned at 7:56 p.m.

The next regularly scheduled Planning Commission meeting would be Tuesday, October 21, 2014 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jason Thiesfeld, Chair